



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 25, 2010

TO: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner
Director

SUBJECT: STATUS REPORT ON COUNTY'S RESPONSE TO THE CALIFORNIA COASTAL COMMISSION'S MARINA DEL REY LOCAL COASTAL PROGRAM PERIODIC REVIEW

On September 1, 2009, your Board adopted a motion instructing the Acting Director of Planning to prepare a response to the proposed Periodic Review of the Marina del Rey Local Coastal Program (LCP), in consultation with the Acting County Counsel, the Directors of Beaches and Harbors and Public Works, as well as any other County department with responsibilities in Marina del Rey, and return to your Board with the recommended response no later than February 2010.

This project has been assigned to the Community Studies II Section; Gina Natoli is the Section Head. State law requires the local jurisdiction to respond to the Periodic Review and to transmit that response to the California Coastal Commission.

The Periodic Review response includes analysis of 121 different recommendations for changes to the certified LCP. This review and analysis has taken more time than anticipated and will be ready for review by your Board in April 2010.

STEPS TAKEN ON THE RESPONSE

- Aug. 21, 2008: In anticipation of receiving the final Periodic Review from the Coastal Commission, held a community meeting in Marina del Rey to discuss how the community could be involved in helping the County develop its response to the Periodic Review.
- Oct. 29, 2008: Held a community meeting in Marina del Rey to help organize the groups working on comments to the draft Periodic Review recommendations, and to distribute Coastal Commission's draft Periodic Review recommendations.
- Oct. 29, 2008 – May 14, 2009: Met monthly with Working Groups to provide logistical and technical assistance.
- April 30, 2009: Received formal Periodic Review transmittal from Coastal Commission.

- May 15, 2009: Held a community meeting in Marina del Rey where the Working Groups presented their comments on the recommendations, and on other issues of concern to them regarding the Marina, through a PowerPoint presentation.
- May 2009 – January 2010: Discussed draft recommendations with other County departments with responsibilities in Marina del Rey and drafted responses to each recommendation.
- Feb. 8, 2010: Released the draft responses to the public for comment.
- Feb. 10, 2010: Met with the Small Craft Harbor Commission to obtain their input on the draft Periodic Review responses.
- Feb. 17, 2010: Met with the Small Craft Harbors Design Control Board to obtain their input on the draft Periodic Review responses.
- Feb. 24, 2010: Met with the Regional Planning Commission to obtain their input on the draft Periodic Review responses.

NEXT STEPS IN COMPLETING THE RESPONSE

- Evaluate input received in February from the public and the advisory bodies, revise responses based on input, and complete a final draft of the report. The final draft will include the responses to each recommendation.
- Submit the draft report to the Board of Supervisors for consideration and obtain approval.
- Transmit report to the California Coastal Commission no later than April 29, 2010.

TIMELINE FOR COMPLETING REFERRAL

- Projected meeting at the Board of Supervisors: April 6, 2010

If you have any questions regarding this item, please contact Gina Natoli at 213-974-6422.

RJB:RCH:GMN

cc: Chief Executive Officer, Attn: Lari Sheehan
County Counsel
Executive Officer, Board of Supervisors



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August 3, 2009

Jon Sanabria
Acting Director of Planning

To: Each Supervisor

From: Jon Sanabria, Acting Director
Department of Regional Planning
[Signature]
Santos H. Kreimann, Director
Department of Beaches and Harbors

Subject: **MARINA DEL REY LOCAL COASTAL PROGRAM (LCP) PERIODIC REVIEW AND ROADMAP FOR AN LCP MAP AND TEXT AMENDMENT**

On April 30, 2009, the California Coastal Commission (CCC) formally delivered to the County its findings and recommendations on the Periodic Review of the Marina Local Coastal Program (LCP) as approved at its October 2008 meeting. Pursuant to statute, the County now has one year to provide a formal response back to the CCC. Simultaneously, Marina lessees are also trying to secure regulatory approval for second generation Marina redevelopment projects, some of which need LCP amendments. Because we heard from both CCC Commissioners and the Executive Director that they would not approve these project amendments on a project-by-project basis, we indicated we would recommend to our Board of Supervisors for consideration CCC staff's recommended three-prong "roadmap" for development of the County's Periodic Review response and accomplishment of project LCP amendments. The three prongs in the roadmap are:

- a. Submission of the County's response to the CCC's Marina LCP Periodic Review findings and recommendations in April 2010 as statutorily required;
- b. Presentation of a single aggregate LCP map and text amendment with respect to all Phase II Marina redevelopment projects requiring an LCP amendment, which will be accompanied by a cumulative impact assessment of all of the development currently proposed in Marina del Rey. It is anticipated this will be presented to your Board by February 2011, after being considered by the Regional Planning Commission; and,
- c. Development of a vision for future redevelopment of Marina del Rey within five years, which will focus on the redevelopment of leaseholds terminating in the next 15 to 20 years.

The CCC Executive Director discussed this recommended approach with the CCC at its June 11, 2009 meeting; the roadmap received the CCC's unanimous concurrence.

Although the three-pronged road map has been discussed with the Board's Marina del Rey deputies, we wanted to provide your Board with formal notice of the approach and appreciate any input that you may have.

Background

The CCC is statutorily required to review every Local Coastal Program every five years to determine whether such programs are being implemented in conformity with the policies of the Coastal Act. However, the CCC has been unable to keep to this timetable because of lack of resources. Accordingly, although the Marina LCP was certified in 1996, CCC review of it did not commence until 2005. Thereafter, CCC staff not only examined the County's implementation of the Marina LCP, but also evaluated whether or not the LCP should be updated because of "changed circumstances", this latter evaluation is not authorized in the Coastal Act, but nevertheless is a pursuit typically undertaken by the CCC. The resulting findings and recommendations are, therefore, expansive in what they suggest to the County and cover a variety of topics, including recreational boating, biological and marine resources, water quality, traffic, public facilities and public access.

Although the formal report was only transmitted to the County at the end of this past April 2009, the Department of Regional Planning (DRP) implemented a public input program as early as October 2008, whereby members of the public broke into working groups with respect to the topics that most interested them. These groups met on a regular basis and, on May 13, 2009, presented their Periodic Review response recommendations to DRP. It is now up to DRP to receive comments from other County departments with respect to Periodic Review findings and recommendations, notably the Chief Executive Office, Department of Beaches and Harbors, County Counsel, and the Department of Public Works, and then develop the County's response to the Periodic Review, due to the CCC in April 2010. It is anticipated that the County's Periodic Review response will be brought to your Board in February 2010.

Simultaneously, the Chief Executive Office and the Department of Beaches and Harbors are close to completion on negotiations with respect to second generation Marina del Rey redevelopment, after which projects must proceed into the regulatory phase. Although it was originally contemplated that any project needing an LCP amendment would advance to the CCC on its own, the CCC and its staff have indicated they will not approve projects on an individual basis. Accordingly, it is now contemplated that the projects will be batched together into one compound amendment, which will revise the Marina LCP's maps and text to conform each individual parcel's zoning to the particular project contemplated for that parcel. This amendment will go to the CCC with a cumulative impact analysis of all Phase II Marina redevelopment projects, as requested by the CCC. Although such an assessment is included in the environmental documentation for each project, the proposed single cumulative impact analysis will allow the CCC and its staff to evaluate impacts at a very early stage in the

entitlement process. The analysis will also address other areas of interest as expressed by the CCC in its Periodic Review report, including:

- Public Parking
- Sensitive Biological Resources (primarily for wading bird nesting habitat)
- Recreational Boating
- Advancement of Visitor-Serving Uses and Open Space
- Enhancement of Trails and Public Access

The Department of Beaches and Harbors (DBH) has already completed many of the studies necessary for development of the cumulative impact analysis. Drafts of the following studies have been available for many months on DBH's website and discussed at Small Craft Harbor Commission and Design Control Board meetings:

1. Marina del Rey Slip Pricing and Vacancy Study;
2. Marina del Rey Slip Sizing Study; and
3. Right Sizing Parking Study for the Public Parking Lots in Marina del Rey, California.

A major study of sensitive biological resources in Marina del Rey, including the development of a conservation and management strategy for selected birds, and the design for rehabilitating and enhancing the Oxford Retention Basin is underway.

The CCC's endorsement of the recommended roadmap recognizes that the County has been negotiating Phase II redevelopment projects in Marina del Rey for numerous years and that the project LCP amendments required generally do not represent a wholesale change in land use entitlements or total development potential allocated in the LCP. Rather, they include moving development uses from one development zone to another or establishing or increasing coastal dependent and visitor-serving uses, the latter being priorities of the CCC.

Once the Periodic Review response and the LCP map and text amendment have been addressed, the roadmap calls for the County to complete the visioning for Marina del Rey with respect to leaseholds that are terminating in the next 15 to 20 years. This is a long-term effort that is contemplated for completion within five years after the transmittal of the CCC's Periodic Review findings and recommendations to the County, or in 2014.

We hope this three-prong "roadmap" for development of the County's Periodic Review response and accomplishment of project LCP amendments will meet with your Board's approval. Should you have any questions or need clarification, please contact us.

JS:SHK:
Chief Executive Office